



7 Oxford Avenue, Bootle, Merseyside L20 9HR

Offers invited £395,000

Welcome to your investment opportunity in the heart of Liverpool. This well-maintained block of 5 apartments offers modern living at its finest. Situated in a prime location, just steps away from bustling cafes, trendy boutiques, and convenient public transportation, this property presents an exceptional opportunity for both investors and first-time buyers.

Comprising of: Lounge, Fitted Kitchen, Double Bedroom and Bathroom with modern floors throughout,
In comparison to the local rental market, the property offers several advantages:

Location: L20

Number of Apartments: 5

Apartment Types: One bedroom

Amenities: Off road parking and garden to the rear, close to all local transport and amenities

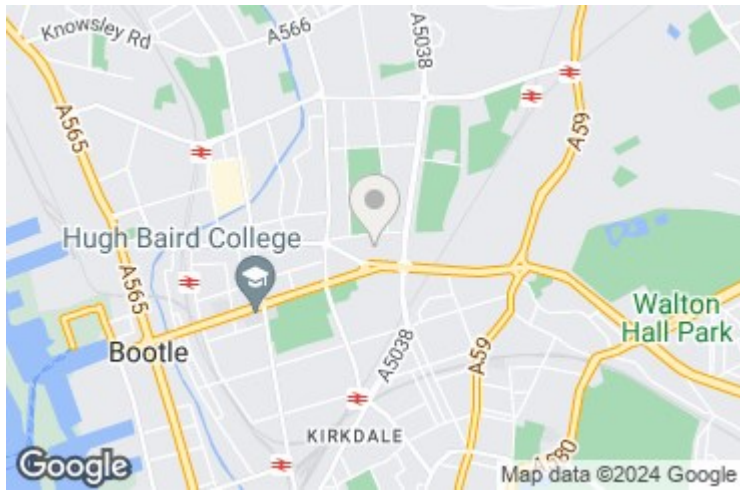
Rental Income: Currently earning £36,000 per annum

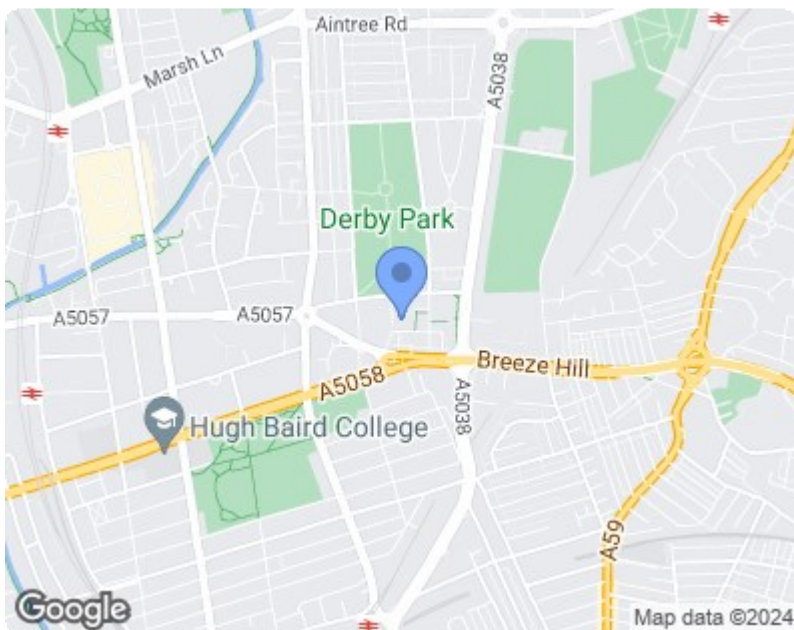
Occupancy Rate: All apartments are tenanted

Property Management: We are the current property managers and know how much of a great opportunity this is!

Rental yield: 9%

Whether you're a seasoned investor looking to expand your portfolio or a first-time buyer seeking a turnkey property with strong income potential, this block of 5 apartments presents a rare opportunity to own a piece of an exceptional opportunity.





| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |